



MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION JANUARY 16, 2008

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Commissioners Matthew Hopkins and Lloyd Kaufman, Alternate Commissioner Geri Lanier, Planning and Code Administration Director Greg Ossont, Planning Director Lauren Pruss, Community Planning Director Trudy Schwarz, Planner Jacqueline Marsh, Planning Intern Allen Meyer, and Recording Secretary Myriam Gonzalez. Chair Bauer noted Alternate Commissioner Lanier would participate this evening, since not all Commissioners were present. Absent: Vice-Chair Lenny Levy and Commissioner Danny Winborne.

I. ELECTION OF OFFICERS

Commissioner Kaufman moved, seconded by Alternate Commissioner Lanier, to DEFER the Election of Officers.
Vote: 4-0

II. APPROVAL OF MINUTES

January 2, 2008, Planning Commission Meeting

Alternate Commissioner Lanier moved, seconded by Commissioner Kaufman, to APPROVE the Minutes of the January 2, 2008, Planning Commission Meeting as submitted.
Vote: 4-0

II. RECORD PLATS

R-1234 -- Olde Towne – Lot 12
201 East Diamond Avenue

Commissioner Kaufman moved, seconded by Commissioner Hopkins, to APPROVE the Record Plat Agenda.
Vote: 4-0

III. CONSENT

SP-06-0012 --	Glinsmann Office and Residence	CBD Zone
	12 Russell Avenue	
	1,962-Sq.Ft. Office/Residence	
	EXTENSION OF FINAL PLAN APPROVAL	

Commissioner Kaufman moved, seconded by Commissioner Hopkins, to APPROVE the Consent Agenda.

Vote: 4-0

SITE PLANS

PI-B070747 -- Proclean/Drychem CBD Zone
416 East Diamond Ave
Icon Signage
ICON SIGN PERMIT REVIEW

Planning Intern Meyer introduced this application to place an icon on a monument sign and located the property on an aerial photograph. In response to Chair Bauer, Mr. Meyer read the Zoning Ordinance criteria for Planning Commission review of applications of this type and noted there are no stipulations concerning icon details.

Commissioner Hopkins moved, seconded by Commissioner Kaufman, to grant PI-B070747 - Proclean/Drychem, Icon Sign Permit Approval.

Vote: 5-0

SDP-07-003/ -- Maryland Carpet & Tile CD Zone
AFP-07-043 305 North Frederick Avenue
5,328-Sq.Ft. Showroom/Office/Storage Building
SCHEMATIC DEVELOPMENT PLAN/
AMENDMENT TO FINAL PLAN REVIEW

Planner Marsh located the property on an aerial plan and noted that the applicant had been granted schematic development and final plan approvals in 2002 for a 4,489-square foot mixed use building. She also noted that since the applicant is now proposing an increase in floor area greater than ten percent, the City Council courtesy reviewed this new application on November 19, 2007, and recommended that the Planning Commission make a final decision on the SDP amendment rather than starting a new public hearing process. She referenced a memorandum from Planning and Code Administration Director Ossont (Exhibit 7), which provided a comprehensive background on the subject property, and introduced the applicant's representative.

Applicant representative Rafik Bazikian, Bazikian Consultants, Ltd., presented a rendered site plan, noting the building has now been shifted to the northeast to accommodate a ten-foot utility easement, which resulted in a reduction in the driveway width to a one-way drive aisle. He indicated that two additional parking spaces were added to the rear of the building, but that due to the proposed additional useable space on the second story, a three-space parking waiver request accompanies this application. Mr. Bazikian pointed out that although the plan proposes additional usable space to the second story by modifying the square footage totals of the uses, the building footprint remains the same as before.

Architect for the applicant, *Jesse Sese, Bazikian Consultants, Ltd.*, presented the proposed elevations for all sides of the building and discussed the architectural details, materials, and colors.

There was no public testimony.

Ms. Marsh voiced staff's recommendation for approval of both plans, as they meet the approval criteria of the City Code, subject to conditions as listed in the staff analysis previously

furnished to the Commission. She answered questions of Chair Bauer regarding the parking criteria used in the calculation for establishing the required parking and the new site access. It was noted the parking was based on a worst-case scenario.

Chair Bauer spoke favorably on the proposal. However, he voiced a concern over the exterior staircase due to its prominence, noting that it needs to relate more to the building as well as some embellishment. Mr. Sese suggested flipping the staircase, noting that it would improve its view from the road as it would end five to six feet from the corner of the building, near the sidewalk. Chair Bauer favored Mr. Sese's proposed revision and called for careful attention to the scale and color of the roofing over the stairs. Commissioner Hopkins additionally recommended that all exposed metal materials be painted.

Chair Bauer and Commissioner Hopkins had no objections to granting the parking waiver request because the waiver would not have much impact due to the mix of uses. Chair Bauer encouraged the applicant to use Leadership in Energy and Environmental Design (LEED) strategies. The Commission discussed language for an additional condition to incorporate the comments regarding the staircase and moved as follows:

Commissioner Kaufman moved, seconded by Commissioner Hopkins, to grant SDP-07-003 - Maryland Carpet & Tile, SCHEMATIC DEVELOPMENT PLAN AMENDMENT APPROVAL, finding it in compliance with Zoning Ordinance § 24-198.

Vote: 5-0

Commissioner Hopkins moved, seconded by Commissioner Kaufman, to grant AFP-07-043 - Maryland Carpet & Tile, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170, 24-172, and 24-198(d), with the following conditions:

1. The Planning Commission hereby grants a three-space parking waiver;
2. Applicant shall revise the site plan to accommodate a five-foot sidewalk and a 16-foot drive aisle;
3. Applicant shall obtain final photometric plan approval by the Department Of Public Works, Park Maintenance And Engineering (DPWPM&E) prior to the issuance of site development permits;
4. Applicant shall obtain final landscape plan approval by the Department of Environmental Services prior to the issuance of site development permits; and
5. Applicant shall work with staff regarding the design of the exterior staircase to minimize its appearance from North Frederick Avenue, which shall be subject to consent approval by the Planning Commission.

Vote: 5-0

Commissioner Hopkins moved, seconded by Alternate Commissioner Lanier, to grant AFP-07-043 - Maryland Carpet & Tile, a PARKING WAIVER of three spaces.

Vote: 5-0

SP-07-0010 -- Asbury Manor Homes
Odend'hal Avenue
Apartments
FINAL PLAN REVIEW

R-90 Zone

Community Planning Director Schwarz located the property on an aerial photograph and introduced the applicant's representative.

Architect for the applicant, Mark Bombaugh, Torti Gallas and Partners, Inc., presented the proposed plan, noting it includes five buildings, totaling 60 multiple-family units, around a central green. He discussed the access off Odend'hal Avenue and underground parking for each building, accessible through the rear of the buildings. Mr. Bombaugh presented the architectural elevations and sample materials, noting common design elements, brick with stucco accents and cast stone. In response to Chair Bauer, Mr. Bombaugh indicated that trash would be contained within the buildings.

There was no testimony from the public.

Community Planning Director Schwarz stated the plan meets the approval criteria of the City Code, subject to the applicant's compliance with conditions as listed in the Staff Comments of this application. She answered a retaining wall-related question of Chair Bauer.

Asbury Group Project Development Vice-President Mike Reynolds, in response to Chair Bauer, indicated that build out would be approximately 20 months, and briefly discussed the construction traffic route within the site.

Chair Bauer and Commissioner Hopkins commented favorably on the plan and complimented the applicant for their long-term planning.

Commissioner Hopkins moved, seconded by Commissioner Kaufman, to grant SP-07-0010 - Asbury Manor Homes, FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance § 24-170, with the following conditions:

1. Applicant is to receive approval of site plan detail sheet, lane marking and signage plan, storm water management plan, structural wall details, and sediment control plan by the DPWPM&E prior to the issuance of any permits;
2. Applicant is to receive approval of the landscape plan by Environmental Services prior to the issuance of any permits; and
3. Applicant is to revise the parking garage layouts to show a double striping detail prior to the issuance of any permits.

Vote: 5-0

IV. DISCUSSION

MP-2-07 – Community Facilities Element of the City Master Plan

Planning Director Pruss referenced her memorandum to the Commission dated January 3, 2008, providing background on the above-referenced application and recommending the

closing of the Planning Commission's public hearing record so that it can be scheduled for recommendation to the City Council in February.

Commissioner Hopkins moved, seconded by Alternate Commissioner Lanier, to close the Planning Commission's record at 5:00 p.m. on February 12, 2008.

Vote: 5-0

V. FROM STAFF

Community Planning Director Schwarz

Announced two joint public hearings with the City Council on January 22 and March 17, 2008, and the upcoming regular Commission meetings will be held on February 13 and 20.

Planning Director Ossont

Announced that an administrative review of the Planning Commission's decision on the GE Technology Park concept plan will be conducted on January 24, 2008.

VI. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:15 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary